

**CITY OF MILWAUKIE  
CITY COUNCIL WORK SESSION  
MILWAUKIE CITY HALL -- CONFERENCE ROOM  
NOVEMBER 21, 1995**

**Mayor Lomnicki** called the work session to order at 5:00 p.m.

Present were Councilors Farley, Schreiber, Kappa, and Trotter; Dan Bartlett, City Manager; Charlene Richards, Assistant to the City Manager; Angus Anderson, Finance Director; Greg Drechsler, Acting Public Works Director; Linda Mullen, Neighborhood Services Coordinator; JoAnn Herrigel, Program Services Coordinator; Rich Atkinson, Code Enforcement Worker.

**Information Sharing**

**Councilmember Schreiber** provided information on the 2015 Second Round Review of the Transportation Analysis Zone (TAZ) data in response to Councilmember Trotter's request for clarification of an *Oregonian* article. The Metro planners provided these population figures for local jurisdictions based on current trends. She discussed Clackamas County's position with respect to the need to redevelop existing urban areas and direct construction toward infill.

**Mayor Lomnicki** remarked that the region already has a fifty-year supply of industrial land in the Rivergate and Hillsboro areas.

**Councilmember Schreiber** commented on the changes that have taken place in the industry market; for example, the large number of advertising and marketing firms that located in Eugene about twenty-five years ago.

**Councilmember Trotter** said he still had some concern about how the figures were generated since the City Council gave no direct input.

**Bartlett** said essentially the TAZ as presented by Metro staff was based on a review of vacant and developable lands. He discussed the methodology used to determine employment to the Murphy site which he believed was underallocated. In addition, Metro staff, not taking the Calthorpe Study into account, froze the density in the downtown zone. He summed up by saying the development in the downtown zone was undercounted.

**Councilmember Trotter** said he was trying to understand the meaning of the local governmental counterproposal and how it evolved. He said it sounded like a number crunching game.

**Bartlett** said, in some cases, certain political figures in MPAC confused their roles and decided to debate an issue based on each of their cities. He did not believe either the Lake Oswego City Council or Planning Commission made any statements on this forecast. He pointed out that in some areas growth has already taken place.

**Councilmember Schreiber** said the building permits, which indicate the amount of infill taking place, are not built into the model. Infill is occurring faster than the Metro model. The article does not mean each jurisdiction has had a lengthy discussion as the *Oregonian* article may imply.

**Mayor Lomnicki** said he talked to an *Oregonian* reporter about the way in which infill within Milwaukie's current city limits might be accomplished without significantly impacting the existing neighborhoods. He discussed higher densities in the transportation areas.

**Councilmember Schreiber** said she believed building permit figures would help provide a more accurate idea of population growth in the region.

**Bartlett** said that Portland State population figures indicate a steady decline based on the demographic changes in Milwaukie households. He added that a lot of development is for either a two-member family or a single person. The City's multiplier is dropping to 2.2.

**Councilmember Kappa** commented that there was almost a waiting list for rentals and house purchases.

**Councilmember Schreiber** said she would like to see information on building starts.

**Mayor Lomnicki** said he was supportive of Schreiber's comments to Commissioner Hammerstad. Milwaukie will accept its share based on the regional center designation and transportation.

**Councilmember Schreiber** added that if Clackamas County continues to allow sprawl, Milwaukie will not have the jobs to support its population. In order to get a good job market mix, there needs to be some kind of residential control.

### **Community Service Work Projects**

**Atkinson** presented the staff report. He distributed photos of the first community service project that took place in the Ardenwald area and included an Eagle Scout candidate. Since then, there have been four other community projects. He referred to the policy paper and discussed the purpose of the community service projects. The purpose of these projects is to help people maintain their own property after the initial abatement has taken place and to make neighborhoods more livable. This is an alternative to being cited into court. Projects will be organized to bring the resident in contact with someone who will be able to help him or her. He discussed the income levels that reflected Clackamas County Section 8 guidelines.

**Councilmember Trotter** said one of the eligibility criteria for assistance was reference to a debilitating injury or illness. He asked how this would be evaluated.

**Atkinson** said he currently takes applicants at their word and makes his own observations.

**Councilmember Kappa** commented that ADA information on debilitating illness might help establish guidelines. He added that sometimes businesses would be able to provide services or some type of assistance.

**Atkinson** indicated that some businesses helped in previous projects by providing food or equipment.

**Councilmember Farley** discussed the "Waiver and Hold Harmless Agreement (Property Owner)." He asked how a property owner could assume liability if he or she cannot afford insurance.

**Atkinson** said this agreement was reviewed and approved by the City Attorney's office. Signing the form indicates the resident's willingness to accept the community service assistance and not be cited to municipal court. He added that the City can still hold people to the letter of the law, but this offers the resident the option of community services. The resident may or may not choose to select the option. He felt, however, the program was a matter of giving people help when they really need it.

**Councilmember Schreiber** said she would like to see a statement of what kind of abatement is being considered because of the differences in the kinds of work that might be done. Some of the abatements may not be appropriate for volunteers.

**Bartlett** said some of the abatement issues would be referred to Clackamas County for rehabilitation grants. Milwaukie is primarily looking at external types of violations. He added that staff could include references to code sections in the policy paper.

**Atkinson** said he makes an evaluation of each possible code violation to determine if it is something that can be handled through the community service program.

**Councilmember Kappa** asked the purpose of the "Worksheet."

**Atkinson** said the "Worksheet" is for internal use to clarify the steps of a particular project.

**Councilmember Schreiber** asked how much staff time is used to organize a project.

**Atkinson** said each project is unique; however, projects will probably be completed more quickly as staff becomes more experienced.

**Mayor Lomnicki** added that setting up a community service project is probably less time consuming than going through the court system.

**Bartlett** said residents understood that funds were immediately available from the abatement fund and that action can be taken quickly. Most properties have been abated almost immediately.

**Councilmember Farley** asked about the progress on the Swenson property.

**Atkinson** said the new property owner has removed the debris from the outside and has decided to clean up the interior and occupy the house.

**Councilmember Kappa** asked about liability for the community service workers.

**Atkinson** discussed the "Waiver and Hold Harmless Agreement" which is signed by both the participant and the parent or legal guardian for those under eighteen. If a worker is injured, the City's Workers' Compensation will pay for his or her medical needs.

**Councilmember Schreiber** commented that the Parks Department used a lot of community service workers in the past.

**Atkinson** closed by saying that he and Herrigel would select appropriate workers on the project, especially when working with juveniles.

**Herrigel** said her role in the work projects was to involve the appropriate hauliers. She added that \$5,000 in vouchers for free disposal at South Metro are available annually and used in this program.

**Atkinson** said he wanted to present the workers to City Council when a project is completed.

**Councilmember Farley** suggested coordinating residents who might want the "chipped" yard debris with these projects.

**City Council endorsed the Community Service Work Projects Program. The Policy Paper will be presented to the City Council in the form of a Resolution for adoption.**

### County Charter Committee

**Bartlett** presented the staff report. He said another draft charter will be available soon, and a round of public hearings will be held in January or February to meet the election filing date.

He discussed the Clackamas County City Managers' recommendation on page three of the staff report. The Charter would be much like the Oregon Cities Model Charter, which is not too detailed and grants broad, general powers. The group favors as few elected officials as possible. For example, the position of surveyor is not usually an elected position in other jurisdictions. Discussion of this topic will continue at the November 30, 1995, monthly Clackamas Cities meeting.

**Mayor Lomnicki** said the mayors in Clackamas County felt the elected officials should be part-time with an annual salary range of \$15,000 to \$30,000. There was also a recommendation that the salary be population-based. The mayors wanted to keep the salary such that the position would not be a full-time job for someone. The group favored five elected policymakers. He discussed the possible scenarios that included countywide by position and non-partisan elections. One mayor suggested that each elected policymaker should be from a geographical area. The chair would also be elected at-large and compensated slightly more than the other members. Reimbursable expenses would be set out in the policy.

**Councilmember Kappa** asked why the mayors favored a five-member governing body over a seven-member group.

**Mayor Lomnicki** pointed out that there are currently three county commissioners, and the mayors felt that five members would be sufficient. He added that seven members would require more money for salaries. The mayors agreed that there should be a county manager to run the day-to-day operations. There will be public hearings after the first of the year. Both the Clackamas County city managers and mayors will make recommendations and will look to reach consensus at the upcoming Clackamas Cities meeting.

**Councilmember Kappa** said he understood that representatives from the special districts had other opinions.

**Bartlett** said, if the City Council so directs, staff would prepare information based on the recommendations at the Clackamas Cities meeting. City Council could consider support or endorsement at the December 5, 1995, meeting.

### Utility Rates

**Bartlett** said he had asked Anderson and Drechsler to prepare a report based on comments at the recent Lake Road Neighborhood District Association meeting.

**Anderson** said he prepared a chart comparing the utility bill totals to those services actually received.

**Councilmember Kappa** commented that it appeared that the City of Milwaukie was the fourth largest.

**Councilmember Farley** asked why Lake Oswego's rates were so low.

**Bartlett** said Lake Oswego's low rates are a result of several things: a joint agreement with the City of Portland on Tryon Creek; the end of the curve of paying for a sewage treatment facility; and lower treatment standards than Kellogg and Oak Lodge facilities. He added that when Lake Oswego converts to a new system, it will have to meet these higher standards. Lake Oswego is considering an agreement with USA to extend the life of Tryon Creek. Milwaukie is at capacity on certain things. If the City goes with KOLLT, then it will have about ten years. The cost would be about \$68 million for the proposed "K" site.

**Councilmember Kappa** said he did not believe people understood how expensive it will be to get water to the tap in the next ten years. He felt we needed to let residents know about some of these mitigating factors.

**Mayor Lomnicki** pointed out the cost of the City's water purification system.

**Councilmember Farley** said, if there is an influx of people to the area, will the City be looking at less than ten years before reaching capacity.

**Drechsler** said there are other factors at work such as connecting Brookside to the City of Portland. The factors of population growth and industry will have a significant impact on the number of years left for the Kellogg treatment facility.

**Mayor Lomnicki** said the age of the infrastructure is recognized in the CIP. We are working toward ensuring that there will be funds to make future improvements.

**Councilmember Trotter** asked if the CUAC indicated that there would be no increases until 1997.

**Drechsler** said this was correct based on the figures the CUAC reviewed. KOLLT goes out to 2050 based on some flows being diverted to other treatment facilities.

**Bartlett** said these are some facts that will help City Council respond to neighborhood questions. He discussed the variations in the types of services.

**Mayor Lomnicki** asked how it was possible that the cities of Gladstone and Oregon City do not have storm sewer charges.

**Bartlett** said Gladstone chose not to put a storm sewer program in place. Oregon City elected to be independent and not join the coalition on National Pollutant Discharge Elimination System (NPDES) Permit. Oregon City is probably charging a combined service fee with sanitary sewers.

**Councilmember Farley** asked the average cubic feet of water per household.

**Drechsler** said the average residential use is 600 cu. ft. of water per month.

**Anderson** said, when asked by a new customer how much his or her water bill will be, staff quotes an amount based on 600 cu. ft. per month.

**Mullen** commented that there would be a series of newsletter articles starting in January on City utilities.

**Councilmember Kappa** said he would like to know the ratio of old versus new infrastructure.

**Mayor Lomnicki** said he was glad to see this information so City Council could talk to citizens about comparable utility rates in the region.

**Drechsler** discussed the City's ability to cash-fund capital improvement projects. This is a significant savings of interest rates.

**Councilmember Schreiber** said she would like the public to know how solid the system is in the City of Milwaukie.

**Councilmember Trotter** asked when the CUAC made its last recommendation to the City Council.

**Drechsler** said there was a very slight sewer and water increase in July.

**Bartlett** distributed information to be discussed at the executive session when the City Attorney was present.

The work session was adjourned at 6:35 p.m.

  
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Pat DuVal, Recorder/Secretary